

Morrison County Board of Adjustment
Morrison County Government Center Board Room

Minutes

March 21, 2023

Dave Stish called the meeting of the Morrison County Board of Adjustment to order at 8:31 p.m.

Members Present: Dave Stish, John Kunelius, Clint Kathrein, Brent Lindgren and Marvin Trettel

Members Absent: None

Ex-Officio Members Present: Amy Kowalzek, Sharon Peterson and Shannon Wettstein

Ex-Officio Members Absent: Robert Wall

County Commissioners: Bobby Kasper Mike LeMieur (Via Teams) and Greg Blaine

County Commissioners Absent: Jeff Jelinski and Randy Winscher

Other Members: None

Pledge of Allegiance

Chairperson Dave Stish read the opening statement.

- 1. Richard & Erin Boeckermann – 2769 110th Ave; Bowlus, MN 56314 - Application for a Variance to place a barn within the setback to the road right of way; located in pt of the E ½ of NE ¼, Section 22, Township 127, Range 30, Two Rivers Township.**

Richard & Erin Boeckermann and Mark Brixius (Pilgrim's Pride) were present.

Amy Kowalzek entered into record Section 1208.1 of the Morrison County Land Use Control Ordinance, plat map with the parcel location, Variance application, background information questions, site plan, three (3) aerial photos, three (3) site photos, staff report and suggested condition if approved. There were 27 notices sent to neighboring property owners. Two comments were received prior to the public hearing. Amy entered the finding of fact and decision questions.

Richard Boeckermann stated that the old barn is not going to last forever. The new barn will mitigate this when the old barn is gone. Erin Boeckermann stated that they have a camper and live on the site in the summer from time to time. We do everything we can to try and control the flies.

Mark Brixius stated flies like moisture and the new barns help to keep out the moisture. Flies can cause an issue to the barn, so no one wants them.

John Kunelius asked about moving the barn back. Richard Boeckermann stated keeping it closer to the road will help with the trucks.

Dave Stish asked about the wetland area. Richard Boeckermann stated they could add a berm around the barn to help with runoff. The 50-foot grass strip would not be a problem.

Clint Kathrein asked where the neighbors that wrote in were located. Amy Kowalzek stated about ¼ mile away.

Marvin Trettel stated manure management is critical for fly control. Richard Boeckermann stated the manure is picked up within seven days after clean out. Most of the time they are picking up before the barn is totally cleaned out.

Dave Stish stated that the manure needs to be out before the barn is repopulated. Mark Brixius stated this is correct.

Audience Comment:

Marci and Jay Kedrowski – live south of the proposed building site. There are many new homes on 110th Ave and 20th St. Previous owner of the barn found it to be difficult having the barn this close to the road. Our road is not well maintained. Suggestions were giving to the owner to place the barn in a different location. What happens if these people no longer own the property? The applicant does not reside on the property and have to deal with the issues.

Shannon Wettstein – Encourage the variance to be approved. Farmers like to farm as much land as they can. They have a practical difficulty by pushing the barn back would put them in a wetland. The proposal you see is the best option the property has. It does not look like the barn would meet the wetland setbacks in a different location.

Marvin Trettel asked about the buffer around the barn. Shannon Wettstein stated this area would be a grassed area to protect the area around the barn. The applicant is willing to put up a berm.

Ron Leners – Supervisor for Two Rivers Township – This setback is ok with the Township and the setback of 75' from the road will work in this area.

Marvin Trettel stated this used to be a cow path and now it is better and traveled but not a lot.

Site visit: Amy Kowalzek, Dave Stish, Marvin Trettel, Clint Kathrein, Brent Lindgren and John Kunelius visited the site on March 17, 2023.

The voting sheets were polled.

A motion was made by Clint Kathrein to approve the Variance request including conditions. The motion was seconded by Dave Stish. The vote was all in favor.

2. Duane & Paula Meyer – 13439 241st Ave; Pierz, MN 56364 – Application for a Variance to allow an accessory structure to exceed the allowable square footage; located in pt of Gov Lots 2 & 5, Sections 13 & 14, Township 40, Range 31, Agram Township.

Duane Meyer was present.

Amy Kowalzek entered into record Sections 301, 301.6 and 706.2 of the Morrison County Land Use Control Ordinance, plat map with the parcel location, Variance application, background information questions, site plan, two (2) aerial photos, three (3) site photos, staff report, aerial photo showing zoning, aerial photo showing contour lines, letter from the Township and aerial photo showing where the wells and pivots are on the property. There were 72 notices sent to neighboring property owners. No comment was received prior to the public hearing. Amy entered the finding of fact and decision questions.

Marvin Trettel asked about the ordinance change. Amy Kowalzek stated that the shed was permitted in 2002 and the ordinance changed in 2010.

Brent Lindgren asked about the use of the shed and why it cannot be moved. Duane Meyer stated that the shed is for personal storage and moving it would take away farmland.

Audience Comment: None

Site visit: Amy Kowalzek, Dave Stish, Marvin Trettel, Clint Kathrein, Brent Lindgren and John Kunelius visited the site on March 17, 2023.

The voting sheets were polled.

Dave Stish stated he would like to have the vegetative buffer that is currently on site to remain.

A motion was made by Marvin Trettel to approve the Variance request. The motion was seconded by Dave Stish. The vote was all in favor.

The public hearing was closed at 9:52 p.m.

A motion was made by Clint Kathrein to approve the February 28, 2023 minutes. The motion was seconded by Brent Lindgren. The vote was all in favor.

Correspondence - None

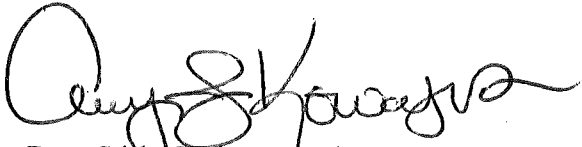
New business – None

Old business – None

A motion was made by Brent Lindgren to adjourn the meeting. The motion was seconded by Marvin Trettel. The vote was all in favor.

With no further business at hand, the hearing was closed at 9:53 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Amy Kowalzek". The signature is fluid and cursive, with a large initial "A" and "K".

Dave Stish, Chairperson
Brent Lindgren, Vice-Chairperson
John Kunelius, Secretary
Amy Kowalzek, Appointed Secretary
Morrison County Board of Adjustment